



**Airedale Court, Heene Road, Worthing, BN11**

Guide Price **£190,000**





**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- A Second Floor Purpose Built Flat
- One Double Bedroom
- Two Balconies
- Dual Aspect lounge
- Fitted Kitchen
- Modern Bathroom
- Garage in Compound
- Chain Free
- 350 Yards to Worthing Seafront
- Worthing Town Centre Nearby

We are pleased to offer to the market this second-floor apartment, ideally positioned just 350 yards from Worthing Seafront and within easy reach of Worthing town centre. The accommodation comprises a double bedroom, a fitted kitchen, a bright dual-aspect lounge/dining room, and a bathroom. The property further benefits from two private balconies, a garage within the compound, non-allocated parking, and is offered to the market chain free.







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### **INTERNAL**

Communal entrance with secure entry phone system, with stairs and a lift leading to the second floor. The front door opens into a welcoming entrance hall providing access to all rooms and two useful storage cupboards. The property includes a well-proportioned double bedroom with built-in wardrobes. The bright lounge/dining room enjoys dual-aspect windows and doors to two private balconies, creating an excellent space for relaxing or entertaining. A separate fitted kitchen features white wall and base units, a built-in oven, electric hob, sink with drainer, and space for a washing machine and fridge/freezer. The spacious bathroom is fitted with a P-shaped bath with overhead shower and glass screen, wash hand basin, WC, and heated towel rail.

### **EXTERNAL**

Communal gardens surround the development, non allocated parking located to the rear of the property and access to the garage compound. The property is being sold with a garage.

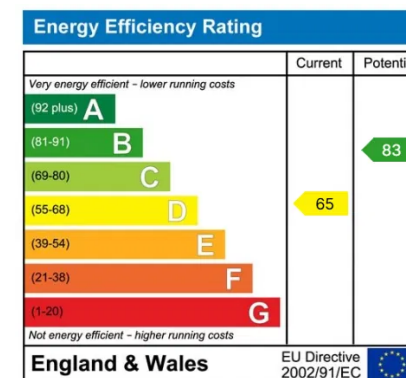
### **SITUATED**

In the desirable west end of the town centre, the property is on the corner of the popular Heene Road with Worthing seafront 350 yards away and a pharmacy and local convenience store only 200 yards away. Bus routes run along Heene Road and West Worthing train station is approximately 0.8 miles away.

### **TENURE**

Lease: 103 years remaining  
Service Charge: £2040 Per annum  
Ground Rent: tbc





Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.